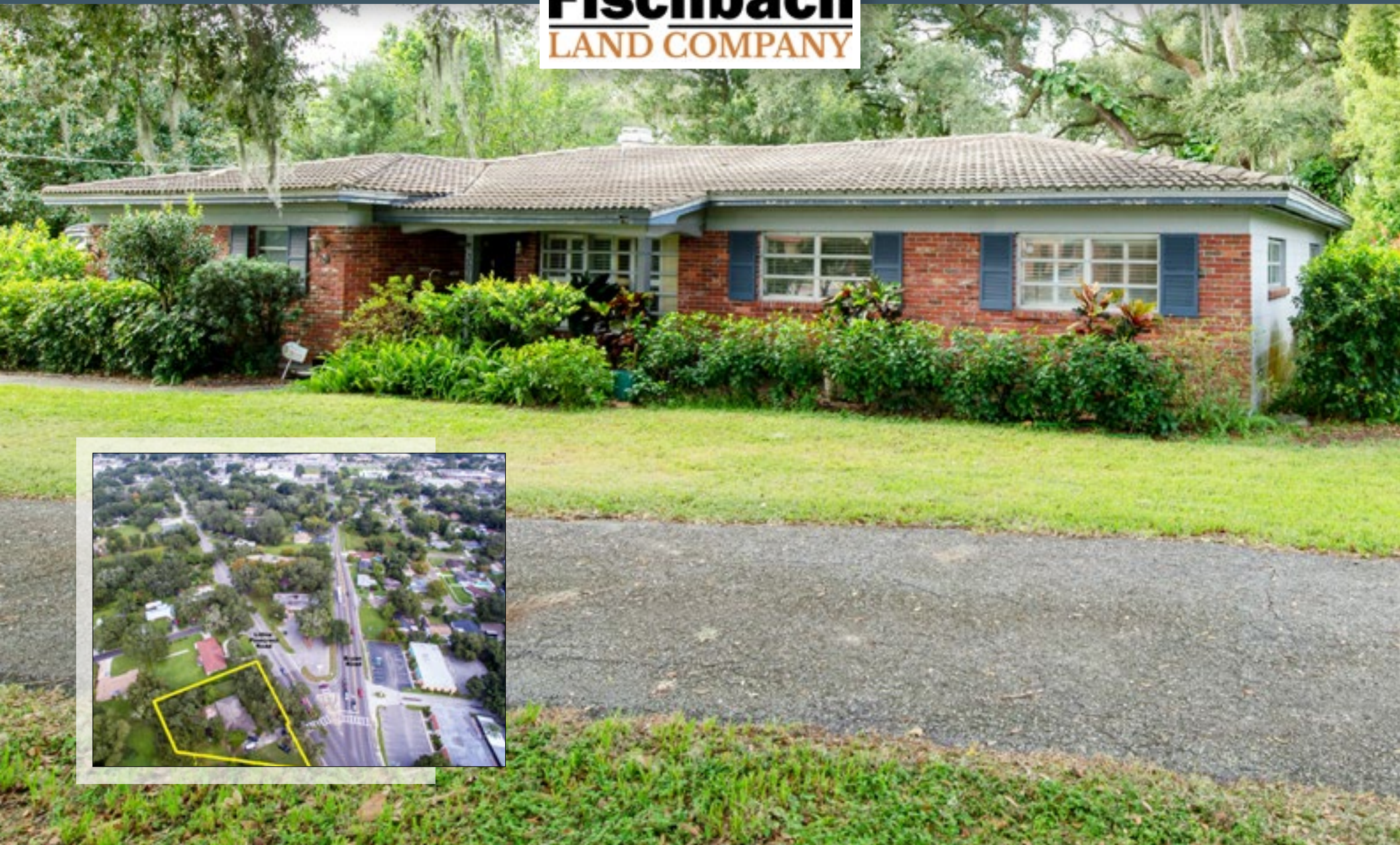


Fischbach LAND COMPANY



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

Lithia Pinecrest Rd Business Professional Office or Residence

Zoned R-BPO in the Heart of Brandon, FL

FischbachLandCompany.com/BrandonOfficeHome

Reed Fischbach
reed@fischbachlandcompany.com

Melissa Raburn
melissa@fischbachlandcompany.com

Great location for your home or office in the heart of Brandon! This property, already zoned R-BPO but currently utilized as a single family home – could be your home or office that is conveniently located near all of Brandon’s amenities. Located between Lumsden Road and SR 60 at the intersection of Bryan Road and Lithia Pinecrest Road, this property offers high visibility and is surrounded by flourishing small businesses. The 2,310 SF home currently has 4 bedrooms, 2.5 bathrooms, three living spaces and a kitchen – the floor plan allows plenty of space for you to easily customize this to your needs. The backyard offers a peaceful backdrop, featuring stately shade trees and privacy fencing.

County: Hillsborough

Property Type: Business Professional Office, Residential Home

Sale Price: \$285,000

Acres: 0.67 +/- acres

Property Address: 306 Lithia Pinecrest Road, Brandon, FL 33511

Nearest Intersection: Lithia Pinecrest Road and Bryan Road

Road Frontage: 195 +/- feet on Lithia Pinecrest Road

Water by: Hillsborough County

Sewer by: Septic

Electric by: TECO

Internet by: Spectrum

Zoning: R-BPO

Future Land Use: R-6

STR: 26-29-20

Folio/PIN: 070797-0000

Property Taxes: \$1,100

Property Uses: Business Office, Residential Home

Site Improvements: Single Family Home, 2,310 +/- SF



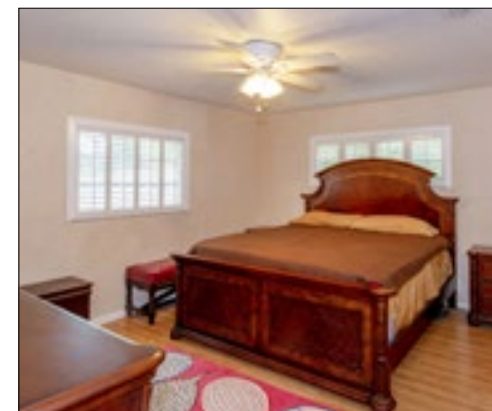
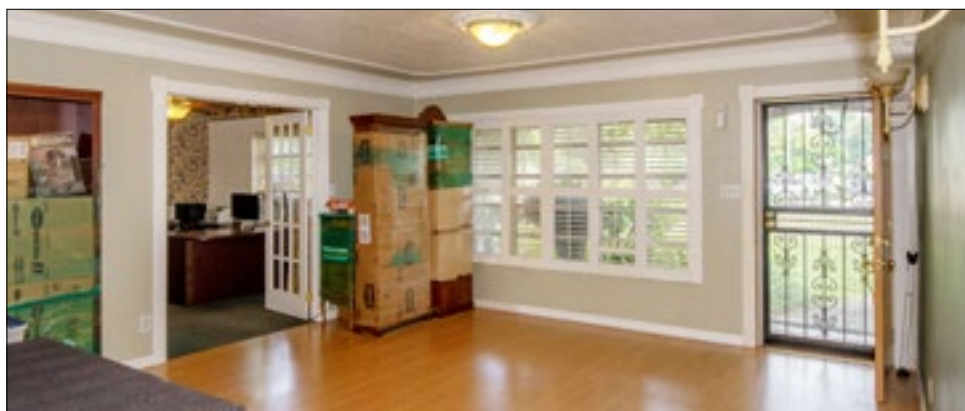
Zoned R-BPO in the Heart of Brandon

High Visibility! Surrounded by Thriving Small Businesses

Single Family Brick Home or Professional Office: 2,310 +/- SF

Floor Plan is Easily Customized to Suit Your Needs!











Close to I-75, Westfield Brandon Mall, Restaurants, Medical Community, Brandon Business District, and All of Brandon's Amenities



Assigned Schools:

- Yates Elementary School
- Mann Middle School
- Brandon High School

Driving Directions from I-75

- Take exit 257 and head east on SR 60 (4.1 mi)
- Bear right onto S Lithia Pinecrest Road/CR 640 (0.4 mi)
- Arrive at destination on the right